



**Request for City Council Committee Action
From the Department of Public Works**

Date: July 15, 2003
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **Increase of the Contract for design of the Minneapolis Police Department Third Precinct Facility due to changes in the scope of services.**

Recommendation:

1. That the contract amount for Contract #018465 with RSP Architects for architectural/engineering services for the design of the Third Precinct Expansion Project be increased \$27,000 for a revised contract amount of \$489,000. The cost of these services has been accounted for within the budget for this Project approved by City Council in November 2002, and therefore no additional appropriation is required.

Previous Directives:

- The Project is included in the year 2003 Public Safety Initiative Capital Program.
- The original Contract with RSP Architects for architectural services was awarded on July 31, 2002.
- November 8, 2002 the City Council and Mayor approved an increase in the total budget for the Third Precinct from \$5,000,000 to \$7,500,000 due to changes in the scope of the Project.

Prepared by: Paul Miller, Project Manager, 673- 3603

Approved by:

Klara A. Fabry, P.E., City Engineer, Director of Public Works

Presenters: Paul Miller, Project Manager, Property Services

Financial Impact (Check those that apply)

- ☒ No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
☐ Action requires an appropriation increase to the Capital Budget
☐ Action requires an appropriation increase to the Operating Budget
☐ Action provides increased revenue for appropriation increase
☐ Action requires use of contingency or reserves
☐ Other financial impact (Explain):
☐ Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information:

In December of 2001 the City Council approved funding for the construction of a new 3rd Police Precinct as part of the Public Safety Initiative Capital Program. The architectural firm of RSP

Architects was hired to provide architectural and engineering services for the design of this Project in July of 2002.

The scope of the Third Police Precinct Project includes the remodeling and expansion of the existing building to meet the projected space needs of the Police Department. As part of the initial design services, RSP was required to perform a comprehensive building audit in order to identify deficiencies within the existing building. Since the existing Third Precinct Facility was constructed in 1984 the building has experienced numerous water infiltration problems in the existing basement areas. The water infiltration has resulted in extensive water damage to walls, finishes, floorings, and mechanical systems. The audit performed by RSP, in addition to the findings of an independent testing firm, have determined that the source of the water infiltration is a general failure of the buildings original waterproofing system. In order to resolve the water infiltration issue RSP Architects has recommended that the problem areas of the building exterior be removed, the waterproofing system be replaced, and that a new building exterior be constructed.

Resolution of the water infiltration problems requires that RSP Architects provide additional architectural and engineering services. Therefore, we are requesting that the contract with RSP Architects be increased by \$27,000 to provide for these additional services. The cost of these services has been accounted for within the budget for this Project approved by City Council in November 2002, and therefore no additional appropriation is required.